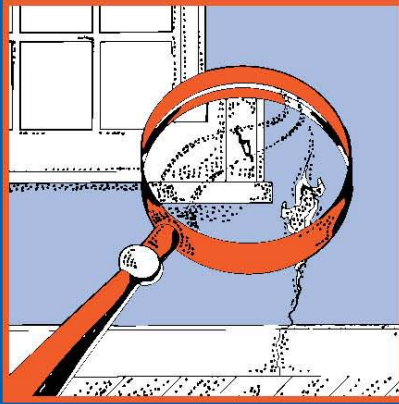
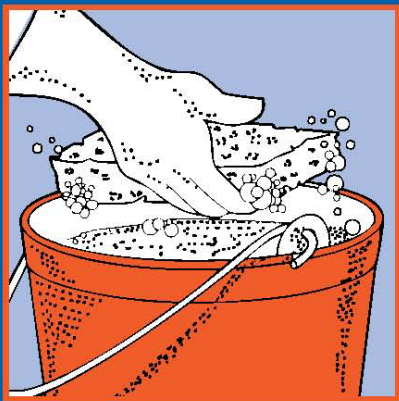


## Exhibit 23A



# Protect Your Family From Lead In Your Home



 **EPA** United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

## Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

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**M**any houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



**OWNERS, BUYERS, and RENTERS** are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

**F**ederal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



**LANDLORDS** have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



**SELLERS** have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



**RENOVATORS** disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

# IMPORTANT!

## **Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly**

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.



## Lead Gets in the Body in Many Ways

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**Childhood lead poisoning remains a major environmental health problem in the U.S.**

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**Even children who appear healthy can have dangerous levels of lead in their bodies.**

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**People can get lead in their body if they:**

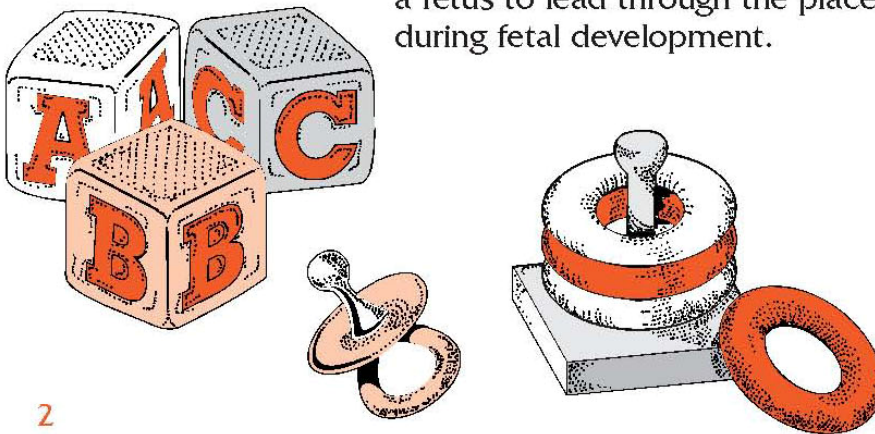
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

**Lead is even more dangerous to children under the age of 6:**

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

**Lead is also dangerous to women of childbearing age:**

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.





## Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

### In children, lead can cause:

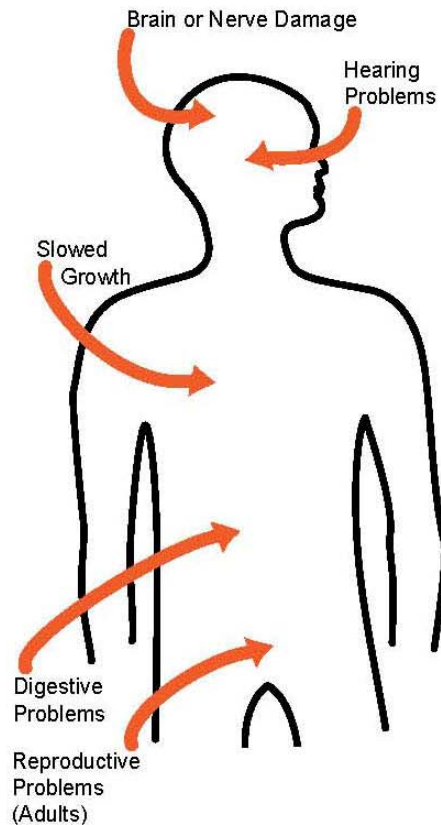
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

### In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



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**Lead affects  
the body in  
many ways.**

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## Where Lead-Based Paint Is Found

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**In general, the older your home, the more likely it has lead-based paint.**

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**Many homes built before 1978 have lead-based paint.** The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

## Checking Your Family for Lead

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**Get your children and home tested if you think your home has high levels of lead.**

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**To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have.** Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

## Identifying Lead Hazards

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**Lead-based paint** is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

**Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged)** is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors.
- ◆ 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills.

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

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**Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.**

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## Checking Your Home for Lead

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**Just knowing that a home has lead-based paint may not tell you if there is a hazard.**

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You can get your home tested for lead in several different ways:

- ◆ A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- ◆ A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

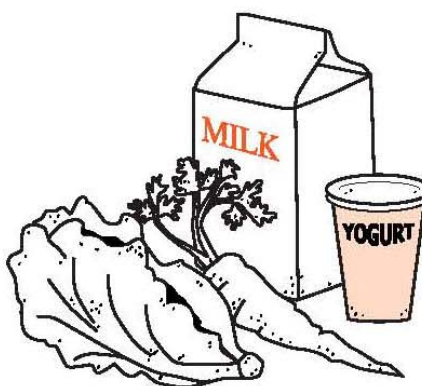
**Home test kits for lead are available, but may not always be accurate.** Consumers should not rely on these kits before doing renovations or to assure safety.

## What You Can Do Now To Protect Your Family

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**If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:**

- ◆ **If you rent, notify your landlord of peeling or chipping paint.**
- ◆ **Clean up paint chips immediately.**
- ◆ **Clean floors, window frames, window sills, and other surfaces weekly.** Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. **REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.**
- ◆ **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.**
- ◆ **Wash children's hands often, especially before they eat and before nap time and bed time.**
- ◆ **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ **Keep children from chewing window sills or other painted surfaces.**
- ◆ **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- ◆ **Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products.** Children with good diets absorb less lead.





## Reducing Lead Hazards In The Home

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**Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

**Always use a professional who is trained to remove lead hazards safely.**



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called “interim controls”) are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, you should hire a certified lead “abatement” contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors;
- ◆ 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills; and
- ◆ 400  $\mu\text{g}/\text{ft}^2$  for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.



## Remodeling or Renovating a Home With Lead-Based Paint

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Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



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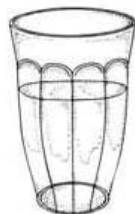
**If not conducted properly, certain types of renovations can release lead from paint and dust into the air.**

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## Other Sources of Lead

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**While paint, dust, and soil are the most common sources of lead, other lead sources also exist.**

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- ◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- ◆ Old painted **toys** and **furniture**.
- ◆ Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain**.
- ◆ **Lead smelters** or other industries that release lead into the air.
- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- ◆ **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.



## For More Information

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### The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **[www.epa.gov/lead](http://www.epa.gov/lead)** and **[www.hud.gov/offices/lead/](http://www.hud.gov/offices/lead/)**.

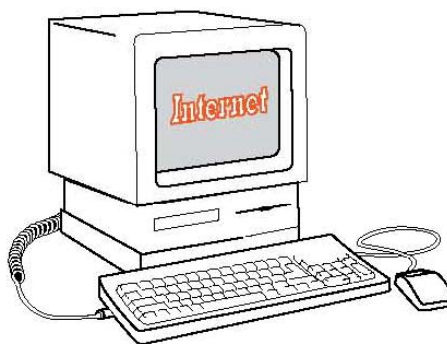


### EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **[www.cpsc.gov](http://www.cpsc.gov)**.



### Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **[www.epa.gov/lead](http://www.epa.gov/lead)** or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.



## EPA Regional Offices

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Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

### EPA Regional Offices

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
Suite 1100 (CPT)  
One Congress Street  
Boston, MA 02114-2023  
1 (888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 209, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3 (3WC33)  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-5000

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (DT-8J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-6003

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-7577

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
(ARTD-RALI)  
901 N. 5th Street  
Kansas City, KS 66101  
(913) 551-7020

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
999 18th Street, Suite 500  
Denver, CO 80202-2466  
(303) 312-6021

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4164

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10  
Toxics Section WCM-128  
1200 Sixth Avenue  
Seattle, WA 98101-1128  
(206) 553-1985

## CPSC Regional Offices

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Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

### **Eastern Regional Center**

Consumer Product Safety Commission  
201 Varick Street, Room 903  
New York, NY 10014  
(212) 620-4120

### **Western Regional Center**

Consumer Product Safety Commission  
1301 Clay Street, Suite 610-N  
Oakland, CA 94612  
(510) 637-4050

### **Central Regional Center**

Consumer Product Safety Commission  
230 South Dearborn Street, Room 2944  
Chicago, IL 60604  
(312) 353-8260

## HUD Lead Office

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Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

### **U.S. Department of Housing and Urban Development**

Office of Healthy Homes and Lead Hazard Control  
451 Seventh Street, SW, P-3206  
Washington, DC 20410  
(202) 755-1785

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U.S. EPA Washington DC 20460  
U.S. CPSC Washington DC 20207  
U.S. HUD Washington DC 20410

EPA747-K-99-001  
June 2003

## Simple Steps To Protect Your Family From Lead Hazards

### **If you think your home has high levels of lead:**

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.

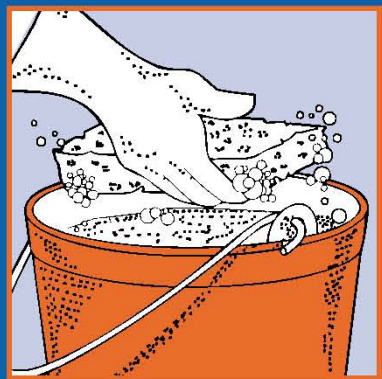
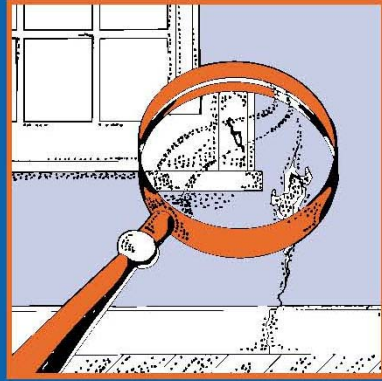


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## Exhibit 23B



# Proteja a Su Familia en Contra del Plomo en Su Casa



Agencia de Protección  
Ambiental de los  
Estados Unidos (EPA)



Comisión de Seguridad de los  
Productos de Consumo de los  
Estados Unidos (CPSC)



Departamento de Desarrollo  
Urbano y de la Vivienda de los  
Estados Unidos (HUD)

U.S. EPA Washington DC 20460  
U.S. CPSC Washington DC 20207  
U.S. HUD Washington DC 20410

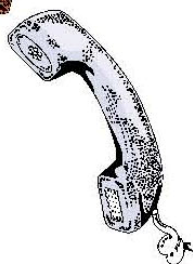
EPA747-K-01-001  
November 2001

## ¿Está planeando comprar, alquilar o renovar una casa que se construyó antes de 1978?

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**M**uchas casas y apartamentos construidos antes de 1978 tienen pintura que contiene altos niveles de plomo (llamada pintura con base de plomo). El plomo en la pintura, las partículas y el polvo puede ser un riesgo grave para la salud si no se atiende apropiadamente.

La ley federal requiere que las personas reciban cierta información antes de alquilar, comprar o renovar viviendas construidas antes de 1978:



**LOS PROPIETARIOS** tienen que revelar la información que posean acerca de la pintura con base de plomo y los riesgos relacionados con la misma antes de realizar el alquiler. Los contratos de alquiler deben incluir un formulario de divulgación acerca de la pintura con base de plomo.

**LOS VENDEDORES** tienen que divulgar la información que posean acerca de la pintura con base de plomo y los riesgos relacionados con la misma antes de vender una casa. Los contratos de venta deben incluir un formulario de información acerca de la pintura con base de plomo. Los compradores tienen un plazo de 10 días para revisar si existen riesgos relacionados con el plomo.

**LOS RENOVADORES** tienen que darle este folleto antes de comenzar el trabajo.

**SI DESEA MÁS INFORMACIÓN** acerca de estos requisitos, llame a la National Lead Information Center (Centro Nacional de Distribución de Información sobre Plomo) al **1-800-424-LEAD (424-5323)**.

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Este documento es del dominio público. Las personas u organizaciones pueden reproducirlo sin permiso. La información proporcionada en este folleto está basada en el entendimiento actual científico y técnico de los asuntos presentados y refleja los límites de jurisdicción establecidos por los estatutos que gobiernan a las agencias coautoras. Seguir los consejos que se ofrecen no proporcionará necesariamente una protección completa en todas las situaciones o contra todos los riesgos de salud que puede causar la exposición al plomo.

# ¡IMPORTANTE!

## **El plomo de la pintura, del polvo y de la tierra puede ser peligroso si no se atiende apropiadamente**

**ES CIERTO QUE:** La exposición al plomo puede hacerle daño a los niños pequeños y a los bebés aun antes del nacimiento.

**ES CIERTO QUE:** Aun los niños que parecen sanos pueden tener altos niveles de plomo en sus organismos.

**ES CIERTO QUE:** El plomo puede entrar en el organismo al inhalar o tragar polvo de plomo, o al comer tierra o partículas de pintura que contengan plomo.

**ES CIERTO QUE:** Las personas tienen muchas opciones para reducir los riesgos relacionados con el plomo. En la mayoría de los casos, la pintura con base de plomo que esté en buenas condiciones no es peligrosa.

**ES CIERTO QUE:** Remover incorrectamente la pintura con base de plomo puede aumentar los riesgos para su familia.

Si cree que su casa podría tener algún riesgo relacionado con el plomo, lea este folleto para aprender algunos pasos sencillos para proteger a su familia.



## El plomo entra al organismo de muchas maneras

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**El envenenamiento infantil con plomo continúa siendo un gran problema de salud ambiental en los Estados Unidos.**

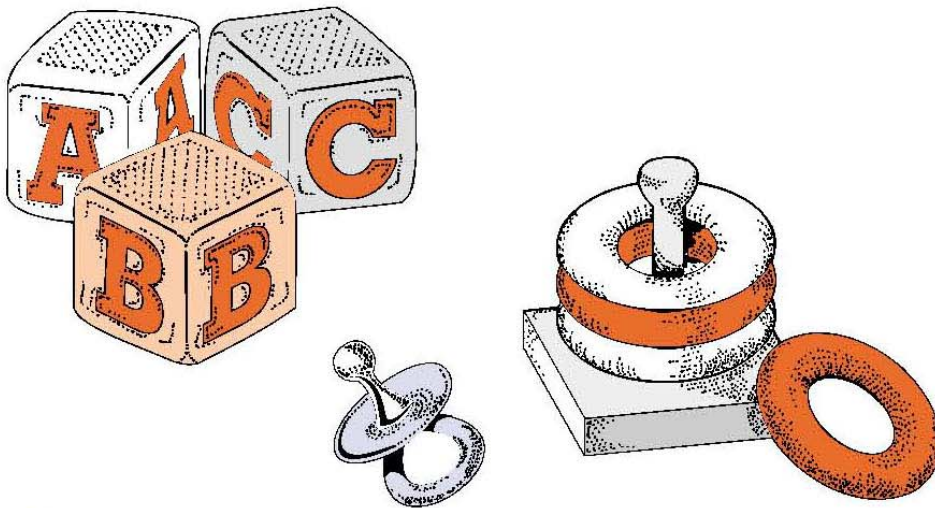
***Aun los niños que parecen sanos pueden tener niveles peligrosos de plomo en sus organismos.***

### **El plomo puede entrar en el organismo si:**

- ◆ Inhalan el polvo de plomo (especialmente durante las renovaciones que alteran las superficies pintadas).
- ◆ Se llevan a la boca las manos u otros objetos cubiertos con polvo de plomo.
- ◆ Comen partículas de pintura o tierra que contiene plomo.

### **El plomo es aún más peligroso para los niños que para los adultos ya que:**

- ◆ El cerebro y el sistema nervioso de los niños son más sensibles a los efectos dañinos del plomo.
- ◆ El cuerpo en crecimiento de los niños absorbe más plomo.
- ◆ Los bebés y los niños pequeños se llevan las manos y otros objetos a la boca con frecuencia. Dichos objetos pueden estar cubiertos de polvo que contiene plomo.



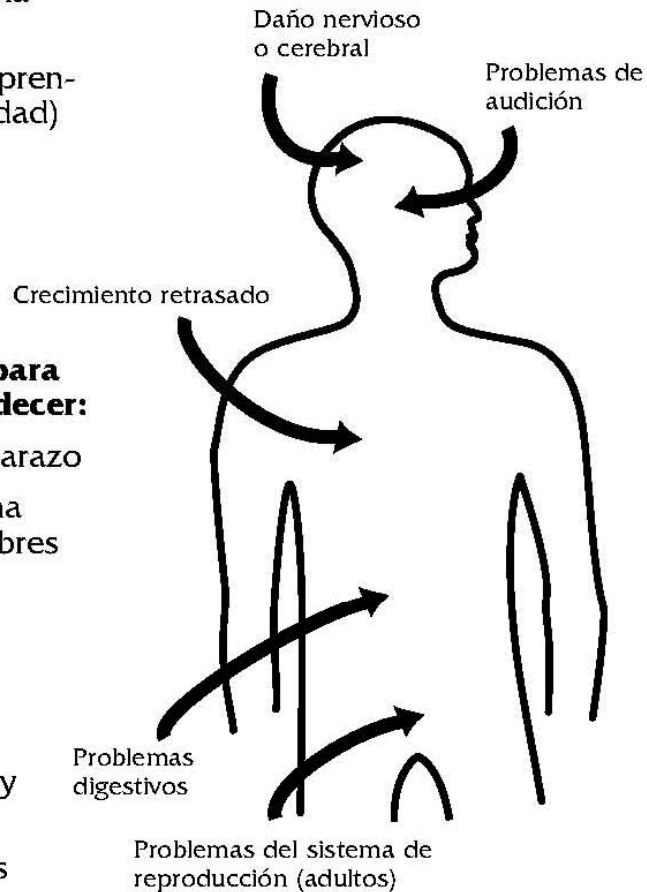
### Los efectos del plomo

Si no se detectan pronto, los niños que tienen niveles altos de plomo en sus organismos pueden sufrir:

- ◆ Daños al cerebro y al sistema nervioso
- ◆ Problemas de conducta y aprendizaje (tal como hiperactividad)
- ◆ Crecimiento retrasado
- ◆ Problemas de audición
- ◆ Dolores de cabeza.

### El plomo también es dañino para los adultos. Éstos pueden padecer:

- ◆ Dificultades durante el embarazo
- ◆ Otros problemas del sistema reproductor (tanto los hombres como las mujeres)
- ◆ Presión alta
- ◆ Problemas digestivos
- ◆ Padecimientos nerviosos
- ◆ Problemas con la memoria y la concentración
- ◆ Dolores musculares y de las articulaciones.



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***El plomo  
afecta al  
organismo  
de muchas  
maneras.***

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## Dónde se encuentra la pintura con base de plomo

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**Generalmente, entre más vieja sea su casa, la posibilidad de que tenga pintura con base de plomo será mayor.**

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**Muchas viviendas construidas antes de 1978 tienen pintura con base de plomo.** El gobierno federal prohibió la pintura con base de plomo en las viviendas en 1978. Algunos estados dejaron de usarla aun antes. El plomo puede encontrarse en:

- ◆ Casas en la ciudad, el campo o los suburbios.
- ◆ En apartamentos, casas y viviendas privadas o públicas.
- ◆ Dentro y fuera de la casa.
- ◆ En la tierra alrededor de la casa. (La tierra puede recoger plomo de la pintura exterior u otras fuentes tales como la gasolina con plomo que se usaba en el pasado, en los automóviles.)

## Para realizarle exámenes de plomo a su familia

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**Haga que examinen a sus niños y su casa si cree que ésta tiene niveles altos de plomo.**

---

**Para reducir la exposición de sus niños al plomo, realícele un examen a su niño y a su casa (especialmente si la pintura de su casa está en malas condiciones y se construyó antes de 1978), y arregle los riesgos que puedan existir.** El nivel de plomo en la sangre de los niños tiende a incrementarse con rapidez entre los 6 y 12 meses de edad, y tiende a llegar al nivel más alto entre los 18 y 24 meses de edad.

Consulte a su médico para que le aconseje cómo examinar a sus niños. Un sencillo análisis de sangre puede detectar el nivel alto de plomo. Los análisis de sangre se recomiendan generalmente a:

- ◆ Los niños de 1 y 2 años de edad.
- ◆ Los niños u otros miembros de la familia que hayan estado expuestos a niveles altos de plomo.
- ◆ Los niños que deben examinarse bajo el plan local o estatal de exámenes médicos.

Su médico puede explicarle los resultados de las pruebas y decirle si es necesario realizar más análisis.



## Identificando los peligros del plomo

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**La pintura con base de plomo** generalmente no es peligrosa si está en buenas condiciones, y no lo es en una superficie de impacto o fricción, como una ventana. El gobierno federal lo define como la pintura con niveles de plomo superiores o iguales a 1.0 miligramos por centímetro cuadrado, o más de 0.5% de peso.

**La pintura con base de plomo deteriorada (descascarándose, picándose, pulverizándose o partiéndose)** es un riesgo y necesita atención inmediata. También puede ser un riesgo si se encuentra en superficies que los niños puedan morder o que reciban mucho desgaste. Estas áreas incluyen:

- ◆ Ventanas y marcos.
- ◆ Puertas y marcos.
- ◆ Escaleras, pasamanos, barandas y patios.

El **polvo de plomo** puede formarse al lijar o raspar en seco o al calentar la pintura con base de plomo. También puede formarse el polvo cuando las superficies pintadas se golpean o frotan entre sí. Las partículas y el polvo que contienen plomo pueden acumularse en superficies y objetos que las personas tocan. El polvo de plomo que se ha posado puede volver a mezclarse con el aire cuando las personas aspiran, barren o caminan sobre el mismo. Se han establecido las siguientes dos normas federales para los riesgos de plomo en el polvo:

- ◆ 40 microgramos por pie cuadrado ( $\mu\text{g}/\text{pie}^2$ ) y más alto en los pisos, incluyendo los pisos alfombrados.
- ◆ 250  $\mu\text{g}/\text{pie}^2$  y más alto en las repisas de las ventanas.

El **plomo en la tierra** puede ser un riesgo al jugar los niños en tierra descubierta o cuando las personas meten tierra en la casa con los zapatos. Las siguientes dos normas federales se han establecido para los riesgos de plomo en la tierra de las residencias:

- ◆ 400 partes por millón (ppm) y más alto en las áreas de juego de tierra descubierta.
- ◆ 1,200 ppm (promedio) y más alto en la tierra descubierta del resto del jardín.

La única forma de descubrir si existen riesgos de plomo en la pintura, el polvo y la tierra es realizando pruebas. La página siguiente describe los métodos más comúnmente usados.

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**Tanto el plomo de las partículas de pintura que se pueden ver, como el polvo de plomo, el cual no siempre se puede ver, pueden ser un grave peligro.**

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## Para revisar si su casa tiene plomo

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**Saber que su casa tiene pintura con base de plomo podría no decirle si hay peligro.**

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Usted puede hacer que examinen si hay algún riesgo relacionado con el plomo en su casa de una de dos maneras, o de ambas maneras:

- ◆ Una **inspección** de la pintura le dará el contenido de plomo de cada tipo diferente de superficie pintada en su casa. No le dirá si la pintura es un riesgo o cómo deberá atenderla.
- ◆ Una **evaluación de riesgo** le dirá si existe alguna fuente grave de exposición al plomo (tal como pinturas descascarándose y polvo que contiene plomo). También le dirá qué acciones debe realizar para atacar estos riesgos.

Contrate a un profesional certificado, bien capacitado que usará una variedad de métodos confiables al examinar su casa, tales como.

- ◆ Inspección visual de las condiciones y la ubicación de la pintura.
- ◆ Una máquina portátil de fluorescencia por rayos X (XRF).
- ◆ Pruebas de laboratorio de las muestras de la pintura, el polvo y la tierra.

Existen normas establecidas para garantizar que el trabajo se realice de modo seguro, confiable y con eficacia. Comuníquese con el programa estatal para la prevención del envenenamiento con plomo para obtener más información. Llame al **1-800-424-LEAD** para obtener una lista de contactos en su área.

**Los estuches caseros para pruebas de plomo están disponibles, pero puede ser que no siempre sean precisos.** Los consumidores no deben atenerse a estas pruebas antes de hacer renovaciones o para garantizar la seguridad.



## Lo que puede hacer ahora para proteger a su familia

**Si sospecha que su casa tiene algún riesgo relacionado con el plomo, puede tomar algunas medidas inmediatas para reducir el riesgo a su familia:**

- ◆ **Si alquila la casa, infórmele al propietario si hay pintura descascarándose o picándose.**
- ◆ **Limpe inmediatamente las partículas de pintura.**
- ◆ **Limpe semanalmente los pisos, los marcos de ventanas, los alféizares y las demás superficies.** Use un trapeador o una esponja con agua tibia y un limpiador para usos múltiples o uno hecho específicamente para plomo. **RECUERDE: NUNCA MEZCLE PRODUCTOS DE AMONÍACO CON BLANQUEADORES YA QUE PUEDEN FORMAR GASES PELIGROSOS.**
- ◆ **Enjuague completamente las esponjas y los trapeadores después de limpiar áreas sucias o con polvo.**
- ◆ **Lávele con frecuencia las manos a los niños, especialmente antes de que coman, antes de las siestas y antes de irse a dormir.**
- ◆ **Mantenga limpias las áreas de juego.** Lave con regularidad los biberones, chupones, juguetes y animales de peluche.
- ◆ **No permita que los niños muerdan los marcos de las ventanas ni las demás superficies pintadas.**
- ◆ **Límpiese o quítese los zapatos antes de entrar a la casa para evitar meter el plomo de la tierra.**
- ◆ **Asegúrese de que los niños coman alimentos nutritivos, bajos en grasa y altos en hierro y calcio, tales como las espinacas y los productos lácteos.** Los niños con una dieta buena absorben menos plomo.





## Cómo reducir los riesgos relacionados con el plomo en el hogar

**Remover incorrectamente la pintura con plomo puede aumentar el riesgo para su familia ya que esparce aún más el polvo de plomo en la casa.**

***Siempre use los servicios de un profesional que esté capacitado para remover plomo de modo seguro.***



Además de la limpieza diaria y la buena nutrición:

- ◆ Usted puede reducir **temporalmente** los riesgos relacionados con el plomo tomando medidas como la reparación de las superficies pintadas que estén dañadas y plantar césped para cubrir la tierra que tiene niveles altos de plomo. Estas medidas (llamadas "controles provisionales") no son soluciones permanentes y necesitarán atención continua.
- ◆ Para remover **permanentemente** los riesgos relacionados con el plomo, usted debe contratar a un contratista certificado para que "remueva" el plomo. Los métodos para remover (o eliminar permanentemente el peligro) incluyen la eliminación, el sellado o revestimiento de la pintura con base de plomo con materiales especiales. El pintar simplemente sobre el riesgo con una pintura común no lo remueve permanentemente.

Siempre contrate a una persona con capacitación especial en la corrección de los problemas con plomo—alguien que sepa cómo realizar este trabajo en forma segura y que tenga el equipo apropiado para limpiar minuciosamente. Los contratistas certificados contratarán trabajadores calificados y seguirán reglas estrictas de seguridad según lo dicta el estado o el gobierno federal.

Una vez que se termine el trabajo, deben repetirse las actividades de limpieza del polvo hasta que las pruebas indiquen que los niveles de plomo están por debajo de:

- ◆ 40 microgramos por pie cuadrado ( $\mu\text{g}/\text{pie}^2$ ) en los pisos, incluyendo los pisos alfombrados;
- ◆ 250  $\mu\text{g}/\text{pie}^2$  y más alto en las repisas de las ventanas y
- ◆ 400  $\mu\text{g}/\text{pie}^2$  en los canales de la ventana.

Llame a su agencia local (vea la página 11) para obtener ayuda para localizar contratistas certificados en su localidad y para enterarse si hay ayuda financiera disponible.

## Remodelación o renovación de una casa que tiene pintura con base de plomo

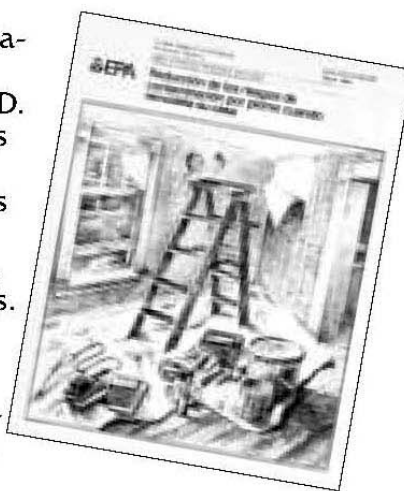
Tome medidas de precaución antes de que el contratista o usted comience la remodelación o cualquier renovación que alterará las superficies pintadas (tales como el raspado de la pintura o la demolición de paredes):

- ◆ **Haga que examinen el área por si hay pintura con base de plomo.**
- ◆ **No use una lijadora de correa, un soplete de gas propano, una pistola de calor, un raspador seco o papel para lijar en seco** para remover la pintura con base de plomo. Estas acciones pueden crear grandes cantidades de gases y polvo que contiene plomo. El polvo que contiene plomo puede permanecer en su hogar mucho tiempo después de finalizar el trabajo.
- ◆ **Mude temporalmente a su familia** (especialmente los niños y las mujeres embarazadas) a otro sitio fuera del apartamento o la casa hasta que se termine el trabajo y el área se limpie correctamente. Si no puede cambiar de lugar a su familia, por lo menos selle completamente el área de trabajo.
- ◆ **Siga otras medidas de seguridad para reducir el riesgo relacionado con el plomo.** Usted puede encontrar información acerca de otras medidas de seguridad llamando al 1-800-424-LEAD. Pida el folleto "Reducing Lead Hazards When Remodeling Your Home (Reducción de los riesgos relacionados con el plomo al remodelar su casa)". Este folleto le explica qué hacer antes, durante y después de las renovaciones.

Si ya terminó las renovaciones o la remodelación de su casa y existe la posibilidad de que se haya emitido pintura o polvo con base de plomo, haga que examinen a sus niños pequeños y siga los pasos que se indican en la página 7 de este folleto.



**Si no se realizan correctamente, ciertos tipos de renovación pueden liberar el plomo de la pintura y el polvo al aire.**





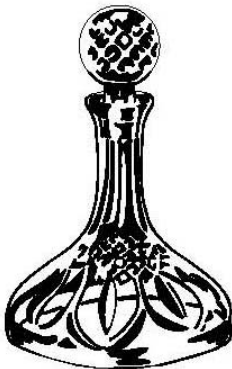
## Otras fuentes de plomo

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*Aunque la pintura, el polvo y la tierra tienen los riesgos relacionados con plomo más comunes, existen también otras fuentes de plomo.*

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- ◆ **El agua potable.** Su casa podría tener tuberías de plomo o con soldadura de plomo. Llame al departamento local de salud o al proveedor de agua para averiguar cómo examinar el agua. El plomo no puede verse, olerse ni tiene sabor, y el hervir el agua no eliminará el plomo. Si cree que sus tuberías tienen plomo:
  - Use agua fría para beber y cocinar.
  - Deje correr el agua durante 15 a 30 segundos antes de beberla, especialmente si no se ha usado el agua durante algunas horas.
- ◆ **El trabajo.** Si trabaja con plomo, podría traerlo a su casa en las manos o en la ropa. Báñese y cámbiese la ropa antes de volver a casa. Lave la ropa de su trabajo por separado del resto de la ropa de la familia.
- ◆ **Los juguetes y muebles** viejos pintados.
- ◆ Alimentos y líquidos almacenados en **cristal de plomo o cerámica o porcelana con esmalte de plomo.**
- ◆ **Los hornos de fundición de plomo** u otras industrias que emiten plomo al aire.
- ◆ **Los pasatiempos** que usan plomo, tales como los cacharros, cerámicas, pinturas y tintes, pintar en vidrio o refinar muebles.
- ◆ **Los remedios** caseros que contengan plomo, tales como “greta” y “azarcón” que se usan para tratar padecimientos estomacales.



## Para obtener más información

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### **Centro Nacional de Información Sobre el Plomo**

Llame al **1-800-424-LEAD (424-5323)** para averiguar cómo proteger a los niños del envenenamiento por plomo y para otra información sobre los riesgos relacionados con el plomo. Para acceder a información acerca del plomo mediante la red mundial de Internet, visite **[www.epa.gov/lead](http://www.epa.gov/lead)** y **[www.hud.gov/offices/lead](http://www.hud.gov/offices/lead)**.

Para las personas con impedimentos auditivos, llame al Servicio Federal de Retransmisión de Información al **1-800-877-8339** y pida el Centro Nacional de Información sobre el Plomo al **1-800-424-LEAD**.

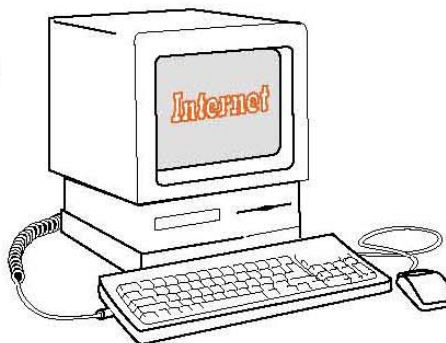


### **Línea directa de agua potable segura de EPA**

Llame al **1-800-426-4791** para obtener información acerca del agua potable.

### **Línea directa de la Comisión de seguridad de los productos de consumo (CPSC)**

Para pedir información relacionada con el plomo en los productos de consumo, o para denunciar un producto de consumo inseguro o una lesión relacionada con un producto llame al **1-800-638-2772** o visite el sitio de Internet de CPSC: **[www.cpsc.gov](http://www.cpsc.gov)**.



### **Agencias del Medio Ambiente y de Salud**

Algunas ciudades, estados y tribus tienen sus propias reglas para las actividades relacionadas con pintura con base de plomo. Consulte con su agencia estatal para ver si existen leyes estatales o locales que le correspondan. La mayoría de las agencias estatales también pueden proporcionarle información para conseguir una compañía para remover la pintura con plomo en su área, y para conseguir posibles fuentes de ayuda financiera para la reducción de los riesgos relacionados con el plomo. Reciba la última información en direcciones y números telefónicos de contactos locales o estatales por Internet en **[www.epa.gov/lead](http://www.epa.gov/lead)** o comuníquese con el Centro Nacional de Información sobre el Plomo al **1-800-424-LEAD**.

## Oficinas Regionales de la Agencia de Protección Ambiental (EPA)

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Su oficina regional de EPA puede proporcionarle más información relacionada con las regulaciones y los programas de protección contra el plomo.

### Oficinas Regionales de EPA

**Región 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Contacto regional para el plomo  
U.S. EPA Region 1  
Suite 1100 (CPT)  
One Congress Street  
Boston, MA 02114-2023  
1 (800) 372-7341

**Región 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Contacto regional para el plomo  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 209, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Región 3** (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Contacto regional para el plomo  
U.S. EPA Region 3 (3WC33)  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-5000

**Región 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Contacto regional para el plomo  
U.S. EPA Region 4  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Región 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Contacto regional para el plomo  
U.S. EPA Region 5 (DT-8)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-6003

**Región 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Contacto regional para el plomo  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-7577

**Región 7** (Iowa, Kansas, Missouri, Nebraska)

Contacto regional para el plomo  
U.S. EPA Region 7  
(ARTD-RALI)  
901 N. 5th Street  
Kansas City, KS 66101  
(913) 551-7020

**Región 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Contacto regional para el plomo  
U.S. EPA Region 8  
999 18th Street, Suite 500  
Denver, CO 80202-2466  
(303) 312-6021

**Región 9** (Arizona, California, Hawaii, Nevada)

Contacto regional para el plomo  
U.S. EPA Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4164

**Región 10** (Alaska, Idaho, Oregon, Washington)

Contacto regional para el plomo  
U.S. EPA Region 10  
Toxics Section WCM-128  
1200 Sixth Avenue  
Seattle, WA 98101-1128  
(206) 553-1985

## Oficinas Regionales de CPSC

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Su oficina regional de CPSC puede proporcionarle más información relacionada con los reglamentos y la seguridad de los productos de consumo.

**Centro Regional del Este**

Consumer Product Safety Commission  
201 Varick Street, Room 903  
New York, NY 10014  
(212) 620-4120

**Centro Regional del Oeste**

Consumer Product Safety Commission  
1301 Clay Street, Suite 610-N  
Oakland, CA 94612  
(510) 637-4050

**Centro Regional Central**

Consumer Product Safety Commission  
230 South Dearborn Street, Room 2944  
Chicago, IL 60604  
(312) 353-8260

## Oficina de Asuntos Relacionados Con el Plomo de HUD

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Comuníquese con la Oficina de control de riesgos relacionados con el plomo y hogares saludables para obtener más información acerca de los reglamentos relacionados con el plomo, esfuerzos de alcance comunitario y los programas de control de los riesgos relacionados con el plomo y estipendios para investigación.

**Departamento de Desarrollo Urbano y de la Vivienda de los Estados Unidos (HUD)**

U.S. Department of Housing and Urban Development  
Office of Healthy Homes and Lead Hazard Control  
451 Seventh Street, SW, P-3206  
Washington, DC 20410  
(202) 755-1785



## **Pasos sencillos para proteger a su familia en contra de los riesgos relacionados con el plomo**

### **Si cree que su casa tiene niveles altos de plomo:**

- ◆ Haga que examinen a sus niños pequeños para determinar el nivel de plomo, incluso si parecen estar saludables.
- ◆ Lávele con frecuencia las manos a los niños, los biberones, los chupones y los juguetes.
- ◆ Asegúrese de que los niños coman alimentos nutritivos y bajos en grasa.
- ◆ Haga que examinen su casa para descubrir riesgos relacionados con el plomo.
- ◆ Limpie con regularidad los pisos, los marcos de las ventanas y las demás superficies.
- ◆ Limpie la tierra de los zapatos antes de entrar en su casa.
- ◆ Hable con el propietario para que le arregle las superficies con pintura descascarada o picada.
- ◆ Tome medidas para evitar la exposición al polvo que contiene plomo al remodelar o renovar su casa (llame al 1-800-424-LEAD para obtener consejo).
- ◆ No use lijadoras de banda, sopletes de gas propano, pistolas de calor, raspadores en seco ni lijas de papel en seco en las superficies pintadas que pudieran tener plomo.
- ◆ No trate de remover usted mismo la pintura con base de plomo.



**Reciclado/Reciclable**

Impreso con tintas con base de aceite vegetal en papel reciclado (con un mínimo de 50% de materiales previamente usados) procesado sin cloro.

## **EXHIBIT 24**

### **CERTIFICATION OF RECEIPT OF NOTICE OF LEAD BASED PAINT HAZARD BOOKLET, LEAD HAZARD REPORT, AND CLEARANCE REPORT**

I hereby acknowledge that I have received the following documents (Indicate the date provided):

\_\_\_\_\_ The EPA/HUD booklet titled, "Protect Your Family from Lead in Your Home."

\_\_\_\_\_ A Lead Risk Assessment or Lead Hazard Screen Report identifying the hazards of lead found in my house.

\_\_\_\_\_ A copy of the Lead Dust Clearance Testing Report following completion of lead hazard reduction work indicating that lead dust hazards were removed as of this date: \_\_\_\_\_.

Property Owner: \_\_\_\_\_

Tenant (if rental unit): \_\_\_\_\_

Address of Rehabilitation Work: \_\_\_\_\_

## Exhibit 25



**MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES  
SECTION FOR ENVIRONMENTAL PUBLIC HEALTH  
LEAD LICENSING PROGRAM  
LEAD ABATEMENT PROJECT NOTIFICATION**

### GENERAL INFORMATION

You must mail a completed *Lead Abatement Project Notification* form ten (10) days prior to the onset of the lead abatement project (701.309, RSMo).

A *Lead Abatement Project Re-Notification* form must be submitted if there are any changes to this initial project notification.

A completed project notification includes:

1. The information requested on this notification form
  2. The lead abatement project notification fee of \$25.00, and
  3. A copy of the Occupant Protection Plan pursuant to 19 CSR 30-70.630(7). (For projects in target housing or child-occupied facilities.)
- Mail to: Missouri Department of Health and Senior Services, Attn: Fee Receipts, P.O. Box 570, Jefferson City, MO 65102-0570.
  - Please type or print legibly.

### PART A. PROJECT INFORMATION (additional pages may be attached)

PROJECT ADDRESS (PLEASE INCLUDE THE STREET ADDRESS, CITY, STATE, ZIP CODE AND COUNTY OF EACH LOCATION WHERE ABATEMENT WILL OCCUR)

PROPERTY OWNER(S) (PLEASE INCLUDE NAME, ADDRESS AND TELEPHONE NUMBER)

TYPE OF STRUCTURE BEING ABATED (CHECK ALL THAT APPLY)

- |  |  |
|--|--|
| <input type="checkbox"/> DWELLING (SINGLE FAMILY)  | <input type="checkbox"/> BRIDGE, OUTDOOR STRUCTURE                   |
| <input type="checkbox"/> DWELLING (MULTI-FAMILY)   | <input type="checkbox"/> COMMERCIAL BUILDING (PLEASE DESCRIBE) _____ |
| <input type="checkbox"/> CHILD-OCCUPIED FACILITY<br>(AS DEFINED IN 701.300(2), RSMo) _____ |  |

LEAD ABATEMENT PROJECT STRATEGY (CHECK ALL THAT APPLY)

- ☐ REPLACEMENT    ☐ ENCLOSURE    ☐ ENCAPSULATION    ☐ REMOVAL    ☐ INTERIOR    ☐ EXTERIOR

PROJECT START DATE \_\_\_\_\_

ESTIMATED PROJECT COMPLETION DATE \_\_\_\_\_

### LIST WORKING HOURS FOR EACH DAY OF WEEK BELOW:

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY

### PART B. PROJECT PERSONNEL (additional pages may be attached)

LEAD ABATEMENT PROJECT CONTRACTOR (Name and Address)

TELEPHONE NUMBER

LICENSE NUMBER

### LEAD ABATEMENT PROJECT SUPERVISOR(S)

NAME	LICENSE NUMBER

### LEAD ABATEMENT PROJECT WORKERS

NAME	LICENSE NUMBER	NAME	LICENSE NUMBER

**NOTE: THE FOLLOWING STATEMENT MUST BE SIGNED BY THE LEAD ABATEMENT SUPERVISOR(S) LISTED ABOVE.**

**I hereby certify that all of the information provided in this initial notification is complete and true to the best of my knowledge.**

SIGNATURE OF LEAD ABATEMENT SUPERVISOR

DATE



SIGNATURE OF LEAD ABATEMENT SUPERVISOR (if more than one)

DATE



MO 580-2365 (1-05)



**Exhibit 26**

**NOTICE OF FINAL INSPECTION & FINAL PAYMENT  
APPROVAL**

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Property Owner

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Contractor

---

Address

---

Address

---

Case Number

---

Phone Number

This is a notice of final inspection of the repair work performed on your property. The contractor has indicated that all the work required by the work write-up and any approved change orders in the contract agreement has been satisfactorily completed. If you disagree with the contractor that all the work has been satisfactorily completed, now is the time for you to advise us and the contractor of any omissions, problems, or defects in the work. If you certify to us that the work is complete and in accordance with the construction contract, with no omissions, problems, or defects, we will issue a check payable to you and the contractor from the escrow account making final payment for the work. By signing this form, you are certifying that you have inspected the property and that the contractor's work has been completed in accordance with the construction contract.

Thank you for your cooperation in the repair of your property.

Sincerely,

Rehabilitation Supervisor

I acknowledge receipt of this notice of final inspection, and I certify that all work has been completed in accordance with the contract. In the event that it becomes necessary to rework or repair any of the listed items, I will contact the Contractor.

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Date

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Signature

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Witness

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Property Owner

## **Certificate of Inspection**

City of \_\_\_\_\_, Missouri

### **Community Development Block Grant Program**

Grant Applicant Number: \_\_\_\_\_

Address of Grant Applicant: \_\_\_\_\_

Dates of Interim Inspection(s): \_\_\_\_\_

### **Certificate of Final Inspection**

Final inspection has been made of the property rehabilitated with Community Development financial assistance. The construction work has been satisfactorily completed in accordance with the construction contract. The property now conforms to the requirements of the specifications and rehabilitation regulations for the Rehabilitation of Property.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspector

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Grantee Housing Board Member

### **Homeowner's Acceptance Certification:**

I/We, \_\_\_\_\_ (print), the homeowner(s) of the rehabilitated property hereby accepts as satisfactory the work performed by the contractors authorized by the City of \_\_\_\_\_, Missouri, Development Advisory Board.

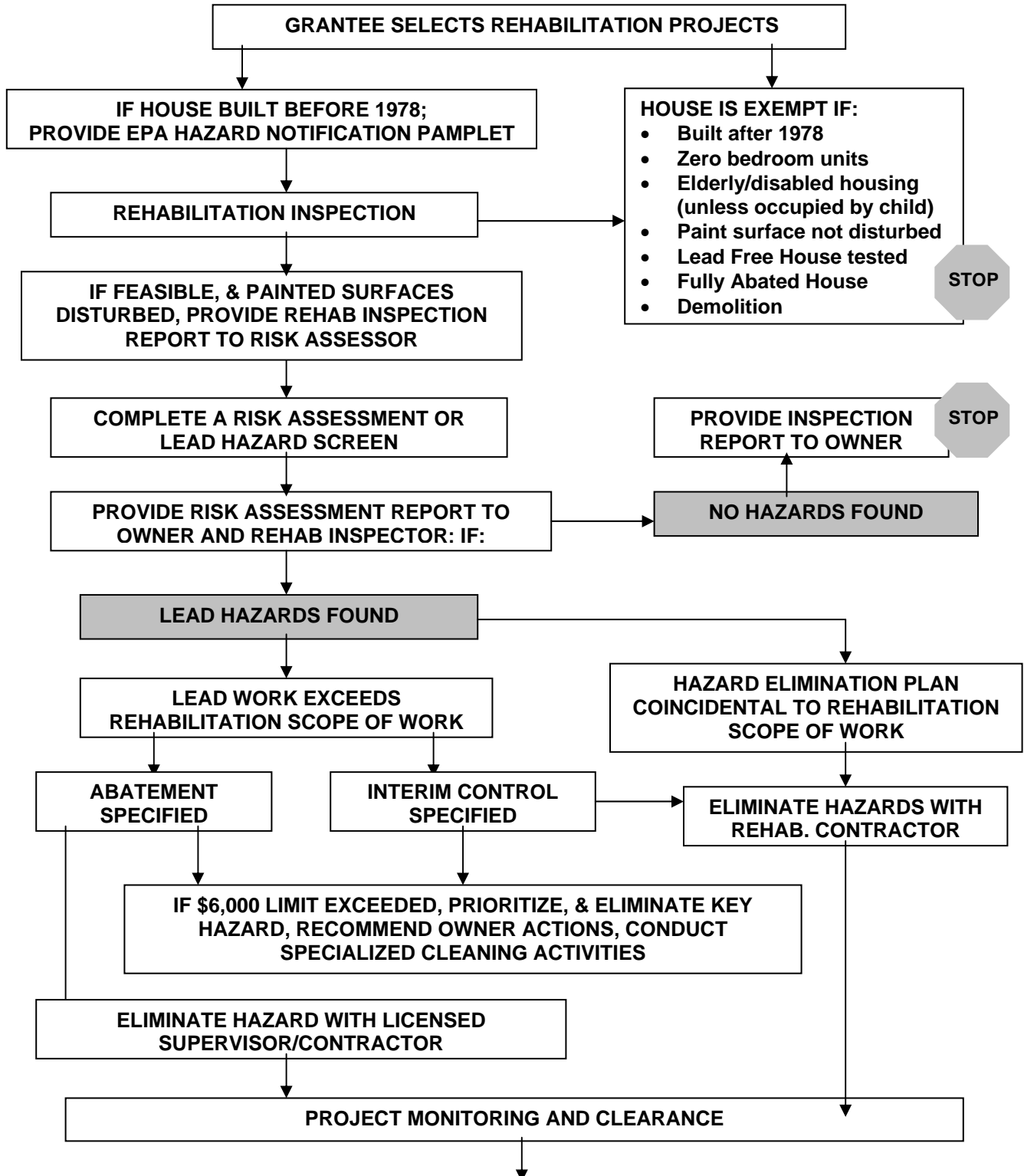
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Homeowner

Comments of Homeowner:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Exhibit 27

### LEAD-BASED PAINT PROCEDURE





**CLEARANCE REPORT SUBMITTED TO CITY, OWNER, AND CONTRACTOR**

**STOP**

## **Exhibit 28**

### **NOTIFICATION OF LEAD-BASED PAINT HAZARDS**

On \_\_\_\_\_, a risk assessment of your house at \_\_\_\_\_ was completed. The risk assessment was provided for the purpose of identifying lead-based hazards at your house. A complete copy of the risk assessment report is enclosed with this notification.

The following hazards will be addressed using CDBG funds. You will be contacted by \_\_\_\_\_ concerning the method by which the hazards will be removed:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

The following hazards are not being addressed and still pose a hazard to your household:

#### **REASON NOT PRACTICABLE:**

Hazard & Location	Cost Limit Exceeded	Abatement Required & Abatement Contractor Not Available
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

We recommend that the following actions be taken to monitor and control these hazards to protect the health of your household. The following areas should be cleaned with \_\_\_\_\_ at a minimum of twice per week \_\_\_\_\_.

The following additional actions should be taken:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project Representative \_\_\_\_\_

## **EXHIBIT 29**

United States  
Environmental Protection  
Agency

Prevention, Pesticides,  
and Toxic Substances  
(7404)

EPA-747-F-96-002  
March 1996  
(Revised 12/96)



# **FACT SHEET**

## **EPA and HUD Move to Protect Children from Lead-Based Paint Poisoning; Disclosure of Lead-Based Paint Hazards in Housing**

### **SUMMARY**

The Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD) are announcing efforts to ensure that the public receives the information necessary to prevent lead poisoning in homes that may contain lead-based paint hazards. Beginning this fall, most home buyers and renters will receive known information on lead-based paint and lead-based paint hazards during sales and rentals of housing built before 1978. Buyers and renters will receive specific information on lead-based paint in the housing as well as a Federal pamphlet with practical, low-cost tips on identifying and controlling lead-based paint hazards. Sellers, landlords, and their agents will be responsible for providing this information to the buyer or renter before sale or lease.

### **LEAD-BASED PAINT IN HOUSING**

Approximately three-quarters of the nation's housing stock built before 1978 (approximately 64 million dwellings) contains some lead-based paint. When properly maintained and managed, this paint poses little risk. However, 1.7 million children have blood-lead levels above safe limits, mostly due to exposure to lead-based paint hazards.

### **EFFECTS OF LEAD POISONING**

Lead poisoning can cause permanent damage to the brain and many other organs and causes reduced intelligence and behavioral problems. Lead can also cause abnormal fetal development in pregnant women.

### **BACKGROUND**

To protect families from exposure to lead from paint, dust, and soil, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also

known as Title X. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

### **WHAT IS REQUIRED**

Before ratification of a contract for housing sale or lease:

- Sellers and landlords must disclose known lead-based paint and lead-based paint hazards and provide available reports to buyers or renters.
- Sellers and landlords must give buyers and renters the pamphlet, developed by EPA, HUD, and the Consumer Product Safety Commission (CPSC), titled *Protect Your Family from Lead in Your Home*.
- Home buyers will get a 10-day period to conduct a lead-based paint inspection or risk assessment at their own expense. The rule gives the two parties flexibility to negotiate key terms of the evaluation.
- Sales contracts and leasing agreements must include certain notification and disclosure language.
- Sellers, lessors, and real estate agents share responsibility for ensuring compliance.





### WHAT IS NOT REQUIRED

- This rule does not require any testing or removal of lead-based paint by sellers or landlords.
- This rule does not invalidate leasing and sales contracts.

### TYPE OF HOUSING COVERED

Most private housing, public housing, Federally owned housing, and housing receiving Federal assistance are affected by this rule.

### TYPE OF HOUSING NOT COVERED

- Housing built after 1977 (Congress chose not to cover post-1977 housing because the CPSC banned the use of lead-based paint for residential use in 1978).
- Zero-bedroom units, such as efficiencies, lofts, and dormitories.
- Leases for less than 100 days, such as vacation houses or short-term rentals.
- Housing for the elderly (unless children live there).
- Housing for the handicapped (unless children live there).

- Rental housing that has been inspected by a certified inspector and found to be free of lead-based paint.
- Foreclosure sales.

### EFFECTIVE DATES

- For owners of more than 4 dwelling units, the effective date is September 6, 1996.
- For owners of 4 or fewer dwelling units, the effective date is December 6, 1996.

### THOSE AFFECTED

The rule will help inform about 9 million renters and 3 million home buyers each year. The estimated cost associated with learning about the requirements, obtaining the pamphlet and other materials, and conducting disclosure activities is about \$6 per transaction.

### EFFECT ON STATES AND LOCAL GOVERNMENTS

This rule should not impose additional burdens on states since it is a Federally administered and enforced requirement. Some state laws and regulations require the disclosure of lead hazards in housing. The Federal regulations will act as a complement to existing state requirements.

#### FOR MORE INFORMATION

- For a copy of *Protect Your Family from Lead in Your Home* (in English or Spanish), the sample disclosure forms, or the rule, call the National Lead Information Clearinghouse (NLIC) at (800) 424-LEAD, or TDD (800) 526-5456 for the hearing impaired. You may also send your request by fax to (202) 659-1192 or by Internet E-mail to [ehc@cais.com](mailto:ehc@cais.com). Visit the NLIC on the Internet at <http://www.nsc.org/nsc/ehc/ehc.html>.
- Bulk copies of the pamphlet are available from the Government Printing Office (GPO) at (202) 512-1800. Refer to the complete title or GPO stock number 055-000-00507-9. The price is \$26.00 for a pack of 50 copies. Alternatively, persons may reproduce the pamphlet, for use or distribution, if the text and graphics are reproduced in full. Camera-ready copies of the pamphlet are available from the National Lead Information Clearinghouse.
- For specific questions about lead-based paint and lead-based paint hazards, call the National Lead Information Clearinghouse at (800) 424-LEAD, or TDD (800) 526-5456 for the hearing impaired.
- The EPA pamphlet and rule are available electronically and may be accessed through the Internet.  
**Electronic Access:**  
**Gopher:** [gopher.epa.gov:70/11/Offices/PestPreventToxic/Toxic/lead\\_pm](http://gopher.epa.gov:70/11/Offices/PestPreventToxic/Toxic/lead_pm)  
**WWW:** <http://www.epa.gov/opptintr/lead/index.html>  
<http://www.hud.gov>  
**Dial up:** (919) 558-0335  
**FTP:** [ftp.epa.gov](http://ftp.epa.gov) (To login, type "anonymous." Your password is your Internet E-mail address.)

## **EXHIBIT 30**

### **Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

#### Lead Warning Statement

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

#### **Lessor's Disclosure**

1) Presence of lead-based paint and/or lead-based paint hazards (check (a) or (b) below):

- a) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_

- b) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2) Records and reports available to the lessor (check (a) or (b) below):

- a) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_

- b) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

#### **Lessee's Acknowledgment (initial)**

1) \_\_\_\_\_ Lessee has received copies of all information listed above.

2) \_\_\_\_\_ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

#### **Agent's Acknowledgment (initial)**

1) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____
Lessor	Date
_____	_____
Lessee	Date
_____	_____
Agent	Date
_____	_____
Lessor	Date
_____	_____
Lessee	Date
_____	_____
Agent	Date



## **EXHIBIT 30B**

### **Declaración de Información sobre Pintura a Base de Plomo y/o Peligros de la Pintura a Base de Plomo**

#### **Declaración sobre los Peligros del Plomo**

*Las viviendas construidas antes del año 1978 pueden contener pintura a base de plomo. El plomo de pintura, pedazos de pintura y polvo puede representar peligros para la salud si no se maneja apropiadamente. La exposición al plomo es especialmente dañino para los niños jóvenes y las mujeres embarazadas. Antes de alquilar (rentar) una vivienda construida antes del año 1978, los arrendadores tienen la obligación de informarse sobre la presencia de pintura a base de plomo o peligros de pintura a base de plomo conocidos en la vivienda. Los arrendatarios (inquilinos) también deben recibir un folleto aprobado por el Gobierno Federal sobre la prevención del envenenamiento de plomo.*

#### **Declaración del Arrendador**

- 1) Presencia de pintura a base de plomo y/o peligros de pintura a base de plomo (marque (a) ó (b) abajo):
  - a) \_\_\_\_\_ Confirmado que hay pintura a base de plomo y/o peligro de pintura a base de plomo en la vivienda (explique).  
\_\_\_\_\_  
\_\_\_\_\_
  - b) \_\_\_\_\_ El arrendador no tiene ningún conocimiento de que haya pintura a base de plomo y/o peligro de pintura a base de plomo en la vivienda.
- 2) Archivos e informes disponibles para el vendedor (marque (a) ó (b) abajo):
  - a) \_\_\_\_\_ El arrendador le ha proporcionado al comprador todos los archivos e informes disponibles relacionados con pintura a base de plomo y/o peligro de pintura a base de plomo en la vivienda (anote los documentos abajo).  
\_\_\_\_\_  
\_\_\_\_\_
  - b) \_\_\_\_\_ El arrendador no tiene archivos ni informes relacionados con pintura a base de plomo y/o peligro de pintura a base de plomo en la vivienda.

#### **Acuse de Recibo del Arrendatario o Inquilino (inicial)**

- 1) \_\_\_\_\_ El arrendatario ha recibido copias de toda la información indicada arriba.
- 2) \_\_\_\_\_ El arrendatario ha recibido el folleto titulado *Proteja a Su Familia del Plomo en Su Casa*.

**Acuse de Recibo del Agente (inicial)**

- 1) \_\_\_\_\_ El agente le ha informado al arrendador de las obligaciones del arrendador de acuerdo con 42 U.S.C. 4852d y está consciente de su responsabilidad de asegurar su cumplimiento.

**Certificación de Exactitud**

Las partes siguientes han revisado la información que aparece arriba y certifican que, según su entender, toda la información que han proporcionado es verdadera y exacta.

_____	_____
Arrendador	Fecha
_____	_____
Arrendador	Fecha
_____	_____
Agente	Fecha
_____	_____
Arrendador	Fecha
_____	_____
Arrendador	Fecha
_____	_____
Agente	Fecha

## **EXHIBIT 31**

### **PROJECT ACTIVITY LEDGER SHEETS**

**ACTIVITY OR HOUSE # \_\_\_\_\_ Owner \_\_\_\_\_**

<b>DATE</b>	<b>CHECK #</b>	<b>CONTRACTOR</b>	<b>CONTRACT BALANCE</b>	<b>EXPEND (Obligate) CDBG</b>	<b>EXPEND (Obligate) PRIVATE</b>	<b>EXPEND OTHER PUBLIC</b>
		<b>TOTAL:</b>				
		<b>CONTRACTOR</b>				
		<b>TOTAL:</b>				
		<b>CONTRACTOR</b>				
		<b>TOTAL</b>				
		<b>ACTIVITY TOTALS:</b>				



**PROJECT ACTIVITY LEDGER FOR EXCEL: GRANT NUMBER:**

[illegible]

**PAGE ONE OF TWO**

**PROJECT ACTIVITY LEDGER FOR EXCEL: GRANT NUMBER:**

[illegible]

## **Housing Rehabilitation Single Rehab Financial Tracking Sheet**

Grantee: \_\_\_\_\_ Project No.: \_\_\_\_\_ Owner: \_\_\_\_\_ House Address: \_\_\_\_\_

	Contractor 1	Amount	Date
Original Contract Amount	_____	\$ _____	_____
Change Order No. 1	_____	\$ _____	_____
Change Order No. 2	_____	\$ _____	_____
Change Order No. 3	_____	\$ _____	_____

	Contractor 2	Amount	Date
Original Contract Amount	_____	\$ _____	_____
Change Order No. 1	_____	\$ _____	_____
Change Order No. 2	_____	\$ _____	_____
Change Order No. 3	_____	\$ _____	_____

Total Contract Amount:     \$ \_\_\_\_\_

Contract Payments:



2005 Neighborhood Development Administrative Manual

**Contractor 1**

No. 1 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____
No. 2 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____
No. 3 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____
No. 4 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____

**Contractor 2**

No. 5 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____
No. 6 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____
No. 7 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____
No. 8 _____	Date_____	Check # _____	Amount \$_____	RFF# _____	Remaining \$_____

Total Payments \$\_\_\_\_\_    Total CDBG \$\_\_\_\_\_    Total Private \$\_\_\_\_\_    Total Other Public \$\_\_\_\_\_